

COSTCO WHOLESALE - CAMPUS

PRE-APPLICATION SUBMITTAL

PROJECT NARRATIVE

Over the last 15 years Costco has grown their corporate campus without adding a new building to their Pickering Place campus. To accommodate their corporate growth they have been locating employees in off-campus property holdings. However, their desire is to consolidate all their corporate employees back onto the Pickering Place campus. So, in their next phase of campus development, Costco plans to approximately double the square footage of office and support facilities. To accommodate bringing a large number of current employees back on the main campus together with providing some room to grow. Within that process, a unique opportunity exists to reorient the focus of the campus, creating a new sense of place. A new office building is proposed for the south east parcel nearest Issaquah Creek, and a multi-story parking structure is proposed for the south west parcel abutting the storm water ponds. The proposed office building will support up to 3,500 employees, which will bring employees from off-campus locations and has the capacity for future growth. Both new buildings have frontage on the new SE 62nd Street extension and on Lake Drive. Lake Drive will function as the campus' common circulation spine, connecting old and new development in logical, practical, safe, and beautiful ways. The new Costco Campus configuration will also provide natural circulation patterns and connect the new parking structure with the new office building.

DESIGN STRATEGY

The subject property is uniquely located between two extremes. To the south, the I-90 corridor roars by, but to the east, the serene Issaquah Creek winds its way toward Lake Sammamish together with the public trail system. The new office building will create a foil between the freeway and the creek, helping to protect the wild attributes of the site. The existing undeveloped site will also be bisected by the southern extension of Lake Drive to the new SE 62nd Street arterial extension from the east.

The campus building design will reflect the business and design culture of Costco in that materials will be attractive, practical, and appropriate. Building and site exterior materials will be functionally efficient and durable, though providing an experience with surprises and convenience, much like Costco's retailing environments. Harmony of the new structures with the existing campus vocabulary will occur through self-reference and through contrasts. Although new buildings are significantly larger, the new design provides opportunities to advance a refreshed urban language. Envelope materials and systems will be selected for aesthetic and necessary technical performance reasons with energy efficiency and campus sustainability as a priority.

